



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

The Grangegorman Development

Briefing Paper

May 2008

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1 Introduction

The Grangegorman Development Agency (GDA) is in the process of developing a Strategic Plan for the redevelopment of Health Service Executive lands (HSE) at Grangegorman in Dublin 7.

The plan is to develop a new city quarter focused around health and education, in a way that is sensitive to the context of the Grangegorman site, its surrounding neighbourhoods and the existing community.

The development will include:

- new health care facilities for the Health Service Executive (HSE)
 - a new urban campus in one location for Dublin Institute of Technology (DIT)
 - new arts, cultural, sports & recreational and high quality public spaces to serve the community and the city
 - new primary school, public library, and children's play spaces
- and all within a high quality area with strong physical linkages to Smithfield, Phibsborough, Prussia street/Manor Street, Constitution Hill and the City Centre.

This redevelopment will change the nature of the area and the GDA wants your views on what should be contained in the Strategic Plan.

All submissions should be in writing and should contain the name and address of the person making the submission. Submissions will be accepted up to **Wednesday 18 June, 2008** and can be made by post to **Grangegorman Development Agency, St. Brendan's Hospital, Grangegorman, Dublin 7** or by email to ceo@ggda.ie. All relevant submissions received will be acknowledged in writing and will be carefully considered by the GDA.

2 Background

The redevelopment of the 73-acre Grangegorman site in Dublin, its role in accommodating both educational and healthcare uses, and its potential to contribute to the economic growth and connectivity of the neighbourhood and city has been recognised as a key public project in the current National Development Plan and is an objective of the *Dublin City Development Plan 2005-2011*.

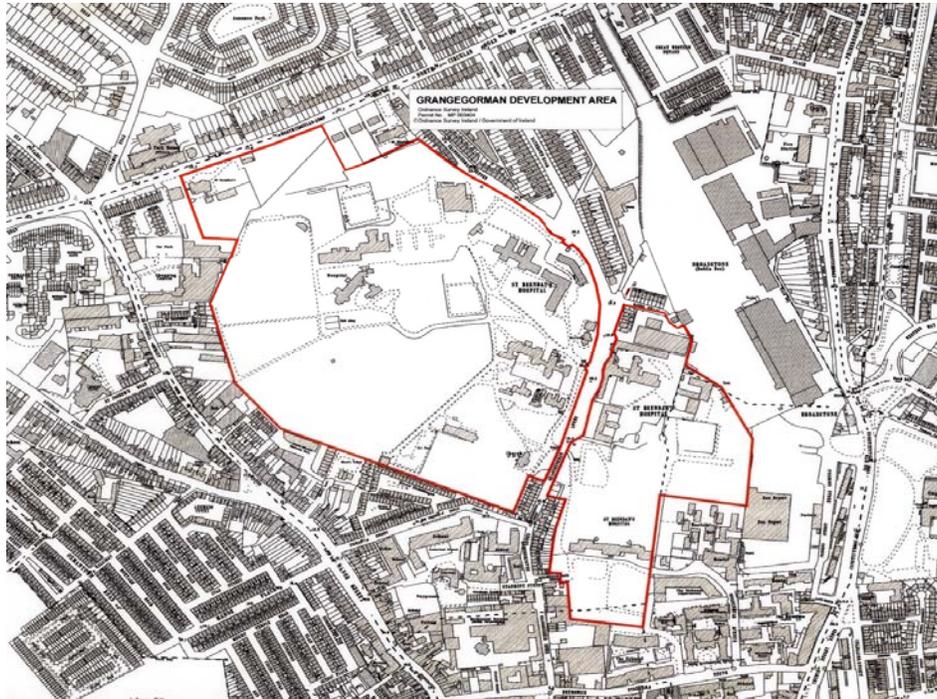
The Grangegorman site, close to Dublin City Centre, represents one of the largest urban development sites in Dublin City. The Grangegorman site and the adjacent Broadstone site, owned by CIE, have been designated as a Framework Development Area (FDA) in the City Development Plan with the objectives of integrated long-term development of both sites.

3 The GDA and its role

The Grangegorman Development Agency (GDA) was established through the Grangegorman Development Agency Act 2005.

The general aim of the Act is to facilitate the development of the 73 acre Grangegorman site in Dublin as a modern campus for the Dublin Institute of Technology (DIT), to provide the Health Service Executive (HSE) with upgraded primary health and social care facilities and to provide other facilities including those for the community.

The GDA's overall function is to plan and project manage the development in an integrated and sustainable manner. Under the 2005 Act the statutory remit of the GDA applies within the area broadly outlined below in red.



The Grangegorman site (outlined in red) with the North Circular Road at the top, Prussia Street/Manor Street to the left and Broadstone to the right.

4 Strategic Plan Objectives

The content of a Strategic Plan for the development of the Grangegorman site is explicitly scoped out in Section 12 of the Grangegorman Development Agency Act 2005 Act.

The Strategic Plan is to be a written statement and plan indicating the objectives for the development including the following:

- the provision for the needs of the Minister for Education and Science, the Minister for Health and Children, the Dublin Institute of Technology, the Health Service Executive and the Grangegorman neighbourhood
- the provision of services (for example, roads, water, transport on site)
- public transport requirements

- the management and refurbishment of property including listed buildings
- the provision of recreational facilities
- the provision of research and development facilities
- the provision of facilities to exploit any research, consultancy or development work undertaken by the Agency in conjunction with the DIT or the HSE
- subject to the Minister's approval in writing, the setting of a budget for the strategic plan and a strategy for its delivery within the set budget
- the development of commercial activities
- facilitating access to, and use of, facilities forming part of the Grangegorman site by residents in the Grangegorman neighbourhood
- the development of the Grangegorman site in the context of land usage in the vicinity and in a manner that is sympathetic with its urban setting.

In creating the strategic plan for the Grangegorman site the GDA must:

- have regard to the Dublin City Development Plan; and
- consult with certain bodies, the local community and other persons having a relevant interest.

5 Planned Development

The proposal is to plan for and implement a multi-phased development that can provide for:

- a high quality area with strong physical linkages to Smithfield, Phibsborough, Prussia Street/Manor Street, and the City Centre.

- new health care facilities for the HSE which will enable the HSE to deliver a service model for Health Care services broadly comprising:
 - provision for Mental Health Care
 - provision for Primary, Community and Continuing Care
 - provision for Older persons
 - provision for people with Disabilities

This range of HSE facilities can provide local, modernized healthcare services across Dublin North West within a quality environment.

- A new urban campus for DIT, where all the functions of DIT are to be consolidated on the Grangegorman site including academic buildings, craft training facilities, sports facilities, student accommodation, and research and development enterprises. These facilities will enable the delivery of educational services by DIT in accordance with their statutory remit and their mission charter.
- new arts, cultural, sports and recreational and public spaces to serve the community and the city.
- a primary school, under the patronage of Educate Together. The school is designated to be a 16 classroom school with ancillary special education rooms.
- the GDA has been in discussion with Dublin City Council on the possibility of co-locating a City Council branch library with the DIT main library on the site. Realisation of this opportunity is dependent on funding.
- to support the two large public body occupiers, DIT and HSE, an appropriate level of retail and commercial development is required. In addition, as part of the newly created city quarter

other mixed-use development can be developed to deliver on the objectives of the City Development Plan.

- other appropriate supporting developments.

For further information on the Grangegorman Development see the website www.ggda.ie

6 Next Stage

The submission or observations you may choose to make in response to this briefing paper will be considered by the GDA in its ongoing preparation of a Strategic Plan.

It is envisaged that the Strategic Plan will be available by Autumn 2008 for consideration in draft form. Under the statutory process as set out in Section 12(4) of the Grangegorman Development Agency Act 2005, there will be an opportunity at that stage, Autumn 2008, for further submissions on the Draft Strategic Plan.

We look forward to your submission and observations on the Strategic Plan at this stage of our consultation process for the Grangegorman Development.